

SWEPOA

Stilling Woods Estates Property Owners Association

P.O. Box 972 McHenry, IL, 60051
Web: www.stillingwoods.com

Board of Directors Meeting October 28, 2009

Board members:

Present: Lisa Maire, David Trebacz, Michael Zelek; arrived at 7:40 Patricia Boyke, Jason Gill.

Proceedings:

-Call to Order: 7:30 p.m. by Zelek at McHenry Bank & Trust.

-Minutes from September 23rd, 2009 meeting approved by Trebacz and Maire. Zelek abstained

Treasurer Report:

-Formal report for September were presented to the board. End of September balance was \$7074.10. Motion by Trebacz to approve September treasurer's reports as presented; seconded by Zelek. Motion passed unanimously by members present.

-Maire presented bills for \$1242 for Planet Earth for entrance maintenance (mowing, plantings, and cleanup). Motion by Trebacz to approve the payment of association expenses as presented; seconded by Zelek. Motion passed unanimously by members present.

-Maire will check into the prospect of utilizing online banking to pay association bills and reconcile our payments electronically.

Residents Comments:

-None.

Old Business:

-None.

New Business:

- Appointment of Officers – Each of the board members discussed the various board positions and responsibilities.

Zelek nominated David Trebacz for Secretary. Motioned by Boyke and Zelek seconded. Motion passed unanimously. Trebacz abstained.

Gill nominated Lisa Maire for Treasurer. Motioned by Boyke and Zelek seconded. Motion passed unanimously. Maire abstained.

Zelek nominated Jason Gill for Vice President. Motioned by Boyke and Zelek seconded. Motion passed unanimously. Gill abstained.

Gill nominated Michael Zelek for President. Motioned by Boyke and Gill seconded. Motion passed unanimously. Zelek abstained.

-Appointment of Officers:

President – Michael Zelek
Vice President – Jason Gill
Secretary – David Trebacz
Treasurer – Lisa Maire

-Anticipated Year End Expenditures – board members discussed anticipated expenses between now and year end, so proper planning for the next budget could be estimated. Only expenses for insurance and mailings would happen between now and year end.

-Signatures for Accounts – Jason Gill will be added to the approved list for bank account signatures to replace Trish Spengel.

-Proposed Budget 2009-2010 – The board discussed options of different budgets. The consensus was to present the budget with the \$125 per year assessment. This should give the association correct operating room next year assuming there are no exceptionally large unpredicted expenses. Trebacz will prepare the letter to accompany the mailing to residents in early November and the postcard reminder 10 days before the meeting on December 14th. Zelek will review the letter prior to mailing. The board agreed to forgo the newsletter this fall in favor of just having a budget cover letter. There will be a spring newsletter.

-Future 2010 board meeting dates were set for April 21st, August 18th, October 20th, and December 15th 7:30pm.

Architectural Review Committee Report:

-Miller house is progressing according to plan and should be ready for occupancy soon.

President Report:

-Zelek thanked everybody for their participation on the board and the process of getting the new officers elected.

Other Business:

-Maire mentioned that we need to verify that all appropriate liens are placed for unpaid assessments. Maire will verify our records and forward any missing ones to the attorney for filing.

-Gill will continue working with Lakemoor police department on the neighborhood watch program. The board agreed it was a worthwhile program for the community.

Closed Session:

-None.

Next meeting: 7:30 p.m. December 14th, 2009 at McHenry Bank & Trust in McHenry.

Adjournment:

-Motion by Trebacz to adjourn the meeting; seconded by Boyke. Motion passed unanimously.

*Meeting adjourned at 8:45 p.m. by President Michael Zelek
Minutes submitted by Secretary David Trebacz*